

Audit's[®] NEWS ANALYSIS OF SECURITIES OF REAL ESTATE INVESTMENT TRUSTS

Realty Trust Review

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INVESTMENT OUTLOOK AND STATISTICAL ISSUE

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INVESTMENT OUTLOOK: REIT SHARES CONTINUE SURGE AS DOW INDUSTRIALS WEAKEN

The availability of useful information sometimes becomes so commonplace that it starts being taken for granted. Then it helps to take a new look at some basics. In that light our Computerized Comparative Trust Group Averages on Page 3 are most instructive at this market stage.

They show a startling divergence: REIT shares were up 4.6% this past month while the Dow-Jones Industrials sank 4.7% to a new 1977 low. For the year, REITs are up 12% while the Dow is down 13.7%, for a startling 25%-plus divergence between the blue chips and the REITs.

When REIT and real estate shares diverge so sharply from the general market -- and such divergences have been common in the past because real estate shares frequently march to a different drummer -- it's well to ask some questions. Either the broad market is telling us something and lagging stocks like the REITs are riding for a fall, or the general market is over-reacting to some unrealistic fear.

In this case the culprit isn't hard to spot: rising interest rates and tighter credit. The prime rate went to 7% last week and the Federal Reserve Board has made little secret of its desire to slow growth in the money supply. The last time around this combination was disastrous for the REITs, throwing some into tailspins from which they haven't yet recovered. Any renewal of the tight money of 1973-4 could

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REAL ESTATE DISCLOSURE DIGEST's Aug. 19 issue covers *Nationwide Homes'* upgrading to \$70,000 modular homes; report on *Consolidated Equities* retrenchment program; and *Koger Properties'* current leasing efforts. Single copies: \$8 prepaid

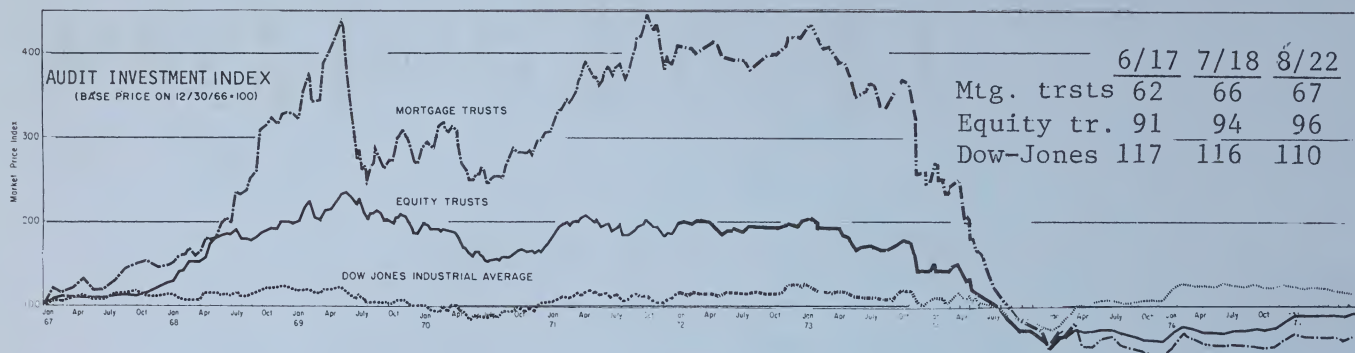
REIT EVALUATIONS publishes comprehensive two-page reviews of 10 trusts:

Franklin Rlty.	GREIT Realty	Summit Prop.	Wisconsin REIT
Gen. Growth Prop.	New Plan Rlty.	Washington REIT	PRICE: \$15 for each,
Gould Investors	Pennsylvania REIT	Wells Fargo Mtg.	\$18 for the ten

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GROUP RATES ON REQUEST



undoubtedly pinch off the real estate recovery.

Cutting through all the economic analyses abroad, we think it's very difficult to make a strong case for higher interest rates. The economy hasn't shown any recent strength and the outlook is for slower GNP growth in the next two to four quarters. The talk we hear all says that the Carter Administration tax "reform" bill will become a tax cut and stimulus package by January, when the bad news of a sluggish economy becomes readily apparent. The Dow-Jones Industrials are reacting to this talk of a slow-down in smokestack America.

This means a credit crunch that derails the real estate comeback is less likely than the financial journals indicate. But it does mean that demand for retail, commercial and industrial space likely will be less ebullient in the 12 months ahead than it has been in recent past. Thus returns from income properties are likely to be less boomy than in recent months. But real estate developers know that new product is virtually nonexistent in most local real estate markets and that a slower economy will continue to make ample mortgage money available. This adds up to strong demand for land holdings of troubled REITs. In recent weeks several REIT managers have told us they are getting offers from builders on land they hadn't expected to sell until 1980 and beyond. In other words, troubled mortgage trusts are seen as the biggest beneficiaries.

But it's still a market of stocks and stocks of REITs are responding quickly to changes in earning and dividend reports. To aid investors we are beginning this issue a new EARNINGS TRENDS feature focusing upon trends in aggregate and individual earnings. With the wide variations in earnings patterns and the onslaught of special items (gains from asset swaps and debt restructuring, gains on asset sales or exchanges, etc.) a closer look at earnings becomes essential.

Our monthly tally of non- and low-earning assets finds total impacted assets down by about \$200 million but total impaired assets remain at 58% of total investments, indicating REITs are liquidating both nonearning and earning assets at about the same pace. Our tally:

Group	Number	----Invested assets----		% Non & low earning	Month % change
		Non/Low earn.	Total		
Short-term mortgage....	59	\$6,510M	\$8,509M	76%	-1.3%
Inter. & long-term....	27	1,523	3,634	42	-7.4
Equity & combination...	45	889	3,178	28	-1.1
TOTALS/AVERAGES...	131	\$8,922M	\$15,322	58%	-2.4%

EARNINGS TRENDS: LOSSES NARROWING AT MOST REITS AND SOME POST BIG EARNINGS GAINS

Trust earnings are on a definite upbeat. Our new monthly survey of quarterly earnings shows a vast majority reporting some improvement after eliminating impact
(continued on Page 8)

DIVIDEND TRENDS: INCREASES PREDOMINATED IN AUGUST; SUTRO RESUMES QUARTERLY

A healthy mix of increases took place in August. Most notable was resumption of quarterly payout by Sutro Mortgage, another construction lender restored to meaningful profitability. Others, usually balanced with long-term and equity positions, highlighted the boosters with increases across the board by type. Improvement from a year before was sharper reflecting the underlying uptrend. Of the three declines, two were non-operationally caused. Realty ReFund cut a cent because more shares were outstanding after warrant exercise and Pacific-Southern incurred legal expenses. API Trust's omission was the only operational disaster. Its earnings are down and its debt in renegotiation.

	<u>Up</u>	<u>Same</u>	<u>Down</u>	<u>Total</u>	<u>%Change</u>
Aug.	8	6	3	17	+ 5%
Year	23	77	8	108	--
-----From previous year-----					
Aug.	11	4	2	17	+28%
Year	49	49	10	108	--

Trust	Record date	--Dividend/share--		--Net Change--		Year Ago	% Change
		Latest	Previous	Amt.	Percent		
API Trust	omitted	\$0.00	\$0.10	\$-.10	-100	\$0.10	-100
BankAmerica Realty	8/31	0.15	0.13	+.02	+15	0.05	+200
Consol. Cap. Rlty.	8/17	0.17M	0.1684	+.0016	+1	0.1684	+1
Florida Gulf Rlty.	8/31	0.32	0.32	--	NC	0.32	NC
Gould Investors	9/15	0.15	0.125	+.025	+20	0.00	--
Hubbard Real Estate	9/23	0.31	0.30	+.01	+3	0.30	+1
Lomas & Nettltn Mtg.	8/5	0.35	0.29	+.06	+21	0.20	+75
Nationwide REI	8/23	0.04	0.03	+.01	+33	0.03	+33
New Plan Realty	8/15	0.08M	0.08	--	NC	0.075	+7
PNB Mtg. & Realty	8/1	0.18	0.12	+.06	+50	0.10	+80
Pacific-Southern Mtg.	8/15	0.12	0.15	-.03	-20	0.15	-20
Property Capital	8/31	0.30	0.30	--	NC	0.30	NC
Realty Income Trust	8/31	0.35	0.35	--	NC	0.30	+17
Realty ReFund	8/31	0.59	0.60	-.01	-2	0.53	+11
San Francisco REI	8/5	0.15	0.15	--	NC	0.00	--
Sutro Mtg. Inv.	8/5	0.125	0.00a	+.125	--	0.00	--
Terrydale Rlty.	8/15	0.37	0.37	--	NC	0.37	NC
Washington REIT	9/7	0.44	0.44	--	NC	0.44	NC
Wells Fargo Mtg.	8/5	0.27	0.25	+.02	+8	0.10	+170
TOTALS (17 Trusts)b		\$4.265	\$4.075	\$+.19	+5%	\$3.34	+28%

a- Paid 10c year-end dividend. b- Excludes monthly and semiannual dividends.
NC- No Change. M- Monthly.

COMPARATIVE TRUST GROUP AVERAGE 08/22/77

GROUP	N	SHARE (000)	BOOK VALUE	ANN DIV*	EARN ANN*	LAST PRICE	-% CHNG MON AGO	FROM-- JAN 1	P/E RATIO	ANN* YIELD	% PR TO BK	RETURN ON BK	MARKET VALUE
EQUITY TRUSTS	20	2071	11.69	0.81	0.90	11.79	2.9	11.9	13.0	6.9	0.8	7.7	593.9
EQUITY AND MORTGAGE COMBIN	23	1767	9.53	0.39	0.41	7.01	5.2	25.7	16.9	5.6	-26.4	4.3	283.4
SUBORDINATED LAND TRUSTS	3	2689	11.78	0.40	0.54	6.79	2.5	-7.9	12.5	5.9	-42.3	4.6	50.0
AVERAGE 3 EQUITY GROUPS	46	1959	10.61	0.57	0.63	9.07	3.7	15.6	14.3	6.4	-14.5	6.0	927.3
SHORT-TERM MTG-MTG BANKER	16	2017	8.68	0.36	0.46	5.04	4.2	4.9	11.1	7.2	-41.9	5.3	177.2
SHORT-TERM MTG-INDEPENDENT	18	3722	-0.85	0.00	0.19	1.29	14.8	13.9	7.0	0.0	-249.7	-21.4	53.4
SHORT-TERM MTG-COMCL BANK	16	2214	1.34	0.00	0.77	2.11	8.6	5.7	2.7	0.0	57.3	57.4	63.8
SHORT-TERM-MISC FNCL	8	2381	4.80	0.02	0.10	2.89	3.1	2.3	28.9	0.7	-39.9	2.1	43.6
AVERAGE 4 SHORT-TERM GROUPS	58	2650	3.15	0.10	0.40	2.77	6.3	5.9	6.8	3.7	-12.2	13.0	338.0
INTERMEDIATE-TERM MORTGAGE	6	3389	5.61	0.39	0.98	4.80	9.1	13.2	4.9	8.2	-14.6	17.5	59.6
LONG-TERM MTG & EQUITIES	21	3029	11.53	0.53	0.54	7.85	4.6	9.4	14.5	6.7	-31.9	4.7	661.7
AVERAGE LONG & INTERMEDIATE	27	3109	10.21	0.49	0.63	7.17	5.2	10.0	11.2	6.9	-29.8	6.3	721.3
OVERALL AVERAGE	131	2502	7.23	0.35	0.53	5.89	4.6	12.0	11.0	6.0	-18.5	7.4	1986.6
DOW-JONES INDUSTRIAL AVERAGE						95.51	867.29	-4.7	-13.7	9.1	5.2		

*Latest quarter annualized

STRAIGHT BONDS

ISSUER & DESC.	EX	INT	MAT	MIL.\$	PRICE	CHANGE	YIELD
ATICO MTG-C#	NY	6.75	'82	16.9	60.25	-3	11
BT MTG INV-C	OC	5.75	'82	20.0	59.00	5	9
BARNETT MTG-C	OC	6.75	'91	17.3	20.00	-4	33
BARNETT MTG-CD	OC	8.50	'98	30.0	19.00	-4	44
BARNETT-WIN-CE	OC	8.25	'98	30.0	40.00	2	20
BAY COLONY PROP-C	NY	8.50	'81	23.0	73.00	17	11
CHASE MAN TR-A	NY	7.88	'78	50.0	93.75	0	8
CHASE MAN TR-C	NY	7.50	'83	60.0	65.25	-7	11
CIT. & SO. RLTY-C#	OC	6.75	'78	30.0	31.00	3	21
CITZNS MTG INV-B	OC	8.50	'80	20.0	32.00	3	26
COWELL MTG-B	OC	8.20	'80	25.0	36.50	14	22
CONT ILL RLTY-B	NY	7.63	'79	25.0	85.00	0	9
COUSINS M&E-C	NY	6.50	'82	30.0	39.75	6	16
FIRST MTG INV-A	OC	6.75	'82	12.6	30.00	36	22
FIRST MTG INV-A	OC	8.25	'77	23.5	47.00	-5	17
FIRST NEWPORT-B	OC	8.75	'79	7.0	52.00	4	16
FIRST VIRGINIA-B	OC	8-12f	'80	5.0	55.00	25	14
FIRST VIRGINIA	OC	4.00	'80	15.0	52.00	26	7
GMR PROPERTIES-C	AS	7.70	'80	20.0	79.88	1	9
GREAT AMER MGMT-B	OC	7.55	'79	25.0	12.00	9	VJ
GREAT AMER MGMT-C	OC	8.75	'83	25.0	8.25	3	VJ
GUARDIAN MTG-B	OC	7.50	'79	25.0	22.00	0	34
GUARDIAN MTG-C#	OC	6.75	'86	8.6	16.00	0	42
IDS REALTY-H	OC	---	---	##.#	35.00	34	NC

STRAIGHT BONDS

ISSUER & DESC.	EX	INT	MAT	MIL.\$	PRICE	CHANGE	YIELD
INSTITNL INV-B	NY	7.88	'80	20.0	74.00	2	10
JUSTICE MTG-B	OC	7.75	'79	9.6	31.00	0	25
LMI INVESTORS-C	OC	6.75	'82	10.0	55.00	37	12
MIDLAND MTG-B	NY	8.00	'80	18.5	64.00	3	12
MTG INV WASH-B	OC	8.50g	'80	15.0	55.00	10	15
NJB PRIME INV-C#	OC	7.00	'80	12.9	15.00	-24	46
NATIONWIDE RE-C	OC	7.00	'91	6.5	66.00	0	10
NO AMER MTG-C	NY	5.50	'79	27.8	85.63	2	6
SAUL (B.F.)-C	NY	8.50	'80	25.0	87.13	1	9
STATE MUT INV-B	OC	9.00	'80	25.0	61.50	-2	14
SECURITY MTG-#	AS	7.25	'82	50.0	82.13	0	8
SECURITY MTG-C#	OC	6.00	'82	17.1	65.00	0	9
TRI-SOUTH MTG-B	OC	7.75	'80	25.0	40.00	2	19

Description: a-Senior; b-Senior subordinate; c-Subordinate or junior subordinate. d-Convertible at \$39 till 9/1/78 when price may be adjusted. e-Convertible at \$31 till 12/1/78 when price will be adjusted. f-Variable at 1½% over monthly prime. g-Variable rate at 1½% over prime in Oct. and April. h-Five series, A-E: 6-7/8, 7-1/8, 7-3/8, two variable; 1987-94. VJ-Bankruptcy reorganization. x-Suspended by exchange. #May be used at par to exercise warrants.

	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	ANN DIV*	-EARNINGS-- MON ANN*	LAST PRICE	% CHANGE MON AGO	FROM- JAN 1	P/E RATIO	ANN* YIELD	% PR TO BK	RETURN ON BK	MKT VA (MIL\$)
EQUITY TRUSTS													
API TRUST #	O-APITS	1012	11.94	0.00 ↓	DEC	0.32	3.75	-21.1	0.0	11.7	0.0	-68.6	2.7 3.8
C I REALTY #	N-CIX	2609	16.83	0.00	MAY	0.08	6.88	12.2	48.6	86.0	0.0	-59.1	0.5 17.9
CITIZENS GR*	O-CITGS	811	8.01	0.00	OCT	0.00	0.75	50.0	-40.0	0.0	0.0	-90.6	0.0 0.6
CON ILL PROP#	N-CIE	4808	20.80	1.28	APR	1.20 ↓	16.00	-3.0	-3.0	13.3	8.0	-23.1	5.8 76.9
CONSO CAP R#	O-CCPLS	1989	19.21	2.04 ↑	MAY	1.80	27.50 X	4.4	12.2	15.3	7.4	43.2	9.4 54.7
DENVER REI #	O-DENVS	1091	8.15	0.60	MAR	0.00	8.75	1.4	29.6	0.0	6.9	7.4	0.0 9.5
FEDERAL RLTY	A-FRT	1358	9.62	1.24	JUN	1.24 ↑	14.13	-5.0	7.6	11.4	8.8	46.9	12.9 19.2
FIRST UNION#	N-FUR	4149	8.48	1.00	APR	1.40	12.63	2.0	4.1	9.0	7.9	48.9	16.5 52.4
FLORIDA GLF#	O-FGLFS	975	15.34	1.28 ←	JUL	1.40	13.75	12.2	22.2	9.8	9.3	-10.4	9.1 13.4
FST FIDELTY#	O-FFITS	866	10.46	0.14	MAY	0.20 ↑	4.75	5.6	58.3	23.8	2.9	-54.6	1.9 4.1
GENERAL GRO#	N-GGP	6202	6.34	1.40	JUN	1.44 ←	23.00	-10.3	3.4	16.0	6.1	262.8	22.7 142.6
GOULD INVST#	A-GTR	1179	6.92	0.60 ↑	JUN	0.88	7.25	1.7	114.5	8.2	8.3	4.8	12.7 8.5
GREIT RLTY #	A-GRT	998	10.99	0.40	APR	0.84	7.25	7.4	16.0	8.6	5.5	-34.0	7.6 7.2
HUBBARD REI	N-HRE	4004	21.98	1.24 ↑	JUL	1.44	18.00	1.4	14.3	12.5	6.9	-18.1	6.6 72.1
NEW PLAN RL#	O-NPLNS	1690	2.96	0.96 ←	APR	0.94	10.75 X	8.3	19.4	11.4	8.9	263.2	31.8 18.2
PENN REIT #	A-PEI	1516	11.96	1.15	MAY	1.80	14.63 X	3.9	4.5	8.1	7.9	22.3	15.1 22.2
REIT OF AMER	A-REI	1633	21.06	1.20	MAY	1.25	15.38	6.1	-3.9	12.3	7.8	-27.0	5.9 25.1
SUMMIT PROP#	O-SMPTS	1543	7.00	0.00	APR	0.00	3.00	0.0	50.0	0.0	0.0	-57.1	0.0 4.6
WASH REIT #	A-WRE	1474	10.51	1.76 ←	MAR	1.76	23.75	6.1	0.0	13.5	7.4	126.0	16.7 35.0
WISC REIT #	O-WREIS	1514	5.32	0.00	MAR	0.09	3.88	34.7	158.7	43.1	0.0	-27.1	1.7 5.9
GROUP AVERAGE		2071	11.69	0.81		0.90	11.79	2.9	11.9	13.0	6.9	0.8	7.7 593.9
EQUITY AND MORTGAGE COMBINATION TRUSTS													
AMER REALTY	A-ARB	2222	2.66	0.00	JUN	0.00	1.88	50.4	198.4	0.0	0.0	-29.3	0.0 4.2
BANKAM RLTY	O-BRLTS	3547	15.27	0.60 ↑	JUL	0.68	12.00	11.6	20.0	17.6	5.0	-21.4	4.5 42.6
BRT RLTY TR	A-BRT	1400	4.02	0.00	MAY	0.00	0.88	0.0	0.0	0.0	0.0	-78.1	0.0 1.2
FLATLEY RLT	O-FLTLS	1000	6.78	0.00	MAR	0.00	3.13	13.8	4.3	0.0	0.0	-53.8	0.0 3.1
FRANKLIN RLY	A-FR	999	7.44	0.00	MAR	0.00	5.00	5.3	53.8	0.0	0.0	-32.8	0.0 5.0
HOTEL INVSTR#	A-HOT	1545	17.62	1.60	MAY	1.80 ↓	16.50	10.0	30.6	9.2	9.7	-6.4	10.2 25.5
INDIANA M&R#	O-INDMS	1154	8.91	0.00	MAR	0.20	3.13	56.5	25.2	15.7	0.0	-64.9	2.2 3.6
INVESTOR RL#	A-IRT	1579	10.54	0.00	MAY	0.60	8.13	-1.5	80.7	13.6	0.0	-22.9	5.7 12.8
JMB REALTY #	O-JMBRS	510	18.70	1.60	MAY	2.08 ↑	15.50	6.9	14.8	7.5	10.3	-17.1	11.1 7.9
LINCOLN MTG*	O-LNMGs	1155	1.16	0.00	MAR	0.00	0.94	6.8	113.6	0.0	0.0	-19.0	0.0 1.1
MILLER HEN S	O-HSMTS	560	16.83	0.60	MAY	0.64	9.50	-5.0	26.7	14.8	6.3	-43.6	3.8 5.3
NJB PRIME	O-NJB	1330	-5.27	0.00	MAY	0.00	0.19	0.0	-29.6	0.0	0.0	NEG.	0.0 0.3
PLAZA REALTY	O-PNE	1114	1.80	0.00	MAY	0.00	0.88	-12.0	-12.0	0.0	0.0	-51.1	0.0 1.0
PROP TRUST #	O-PTRAS	2506	7.50	0.20 ←	JUN	0.25	5.00 X	9.1	25.0	20.0	4.0	-33.3	3.3 12.5
RIVIERE RLY#	O-RIVI6	783	8.61	1.00	MAR	0.56	8.69	2.2	2.2	15.5	11.5	0.9	6.5 6.8
RLTY INCOME	A-RIT	1565	12.07	1.40 ←	APR	0.00	12.63	-1.9	20.3	0.0	11.1	4.6	0.0 19.8
SAN FRAN RE#	A-SFI	1362	20.15	0.60 ←	JUN	0.96	12.88 X	7.4	17.1	13.4	4.7	-36.1	4.8 17.5
SAUL (BF)REI	N-BFS	5845	6.06	0.00	JUN	0.00	4.50	-5.3	9.0	0.0	0.0	-25.7	0.0 26.3
US BANCORP #	A-UBT	840	16.43	0.00	MAY	0.19	9.00	-7.7	12.5	47.4	0.0	-45.2	1.2 7.6
US REALTY #	N-UTY	3434	3.91	0.00	MAR	0.00	3.88	3.5	47.5	0.0	0.0	-0.8	0.0 13.3
VIRGINIA RE#	O-VARES	1251	10.18	0.40	JUN	0.44 ↓	8.25	0.0	26.9	18.8	4.8	-19.0	4.3 10.3
WALTER RLTY#	O-WALJS	1035	10.41	0.00	APR	0.00	6.13	29.1	88.6	0.0	0.0	-41.1	0.0 6.3
WELLS FAR MI	N-WFM	3911	17.35	1.08 ↑	JUN	1.12	12.63 X	-1.8	31.2	11.3	8.6	-27.2	6.5 49.4
GROUP AVERAGE		1767	9.53	0.39		0.41	7.01	5.2	25.7	16.9	5.6	-26.4	4.3 283.4
SUBORDINATED LAND TRUSTS*													
BAY COLONY P	N-BAY	2992	7.51	0.00	MAY	0.00	2.50	25.0	-31.1	0.0	0.0	-66.7	0.0 7.5
ICM REALTY	A-ICM	3011	14.17	0.00	MAY	0.43	5.88	-5.9	-9.5	13.7	0.0	-58.5	3.0 17.7
PROPERTY CAP	A-PCL	2065	13.67	1.20 ←	JUL	1.20	12.00	3.2	0.0	10.0	10.0	-12.2	8.8 24.8
GROUP AVERAGE		2689	11.78	0.40		0.54	6.79	2.5	-7.9	12.5	5.9	-42.3	4.6 50.0
SHORT-TERM MTG-MTG BANKER													
ATICO MTG INV	N-ACO	2706	6.28	0.00	APR	0.00	1.88	-11.7	-24.8	0.0	0.0	-70.1	0.0 5.1
BAIRD &WARNR	O-BAIDS	1043	16.64	0.96	APR	0.00	8.25	13.8	22.2	0.0	11.6	-50.4	0.0 8.6
BARNES MTG I	O-BARNS	1910	12.33	0.00	JUN	0.00	2.88	15.2	35.2	0.0	0.0	-76.6	0.0 5.5
CENTRAL MTG	O-CMRTS	775	12.10	0.00	JUN	0.00	4.38	9.5	46.0	0.0	0.0	-63.8	0.0 3.4
COLWELL MTG	O-CLM	2030	-1.67	0.00	JUN	0.00	0.63	-16.0	-66.5	0.0	0.0	NEG.	0.0 1.3
FIRST CONTNL	O-FCRES	2106	10.27	0.88	MAY	0.88	8.00	4.8	-3.0	9.1	11.0	-22.1	8.6 16.8
FRASER MTG I	O-FRASS	1038	16.40	1.00	FEB	0.96	10.25	0.0	10.8	10.7	9.8	-37.5	5.9 10.6
HEITMAN MTG	A-HTM	3292	3.22	0.00	JUN	0.00	1.25	0.0	-28.6	0.0	0.0	-61.2	0.0 4.1
JUSTICE MTG	O-JMI	1184	-0.55	0.00	MAR	2.63	0.50	0.0	-79.0	0.2	0.0	NEG.	-478.2 0.6
KMC MTG IN	O-KMTGS	1100	1.89	0.00	MAY	0.00	0.88	0.0	-22.1	0.0	0.0	-53.4	0.0 1.0
LOMAS & NTLN	N-LOM	3700	27.63	1.40 ↑	JUN	1.40	18.50 X	1.9	23.3	13.2	7.6	-33.0	5.1 68.5
M&T MTG INV	O-MTMIS	1482	10.26	1.04	MAY	1.08	10.25	1.2	12.3	9.5	10.1	-0.1	10.5 15.2
MIDLAND MTG	N-MMT	2382	0.34	0.00	JUN	0.00	1.38	10.4	-8.0	0.0	0.0	305.9	0.0 3.3
NO AMER MTG	N-NAM	4403	10.08	0.00	JUN	0.00	3.25	-7.1	-33.4	0.0	0.0	-67.8	0.0 14.3
SUTRO MTG IN	N-SUT	2322	15.16	0.50 ↑	JUN	0.31	8.00 X	3.1	12.2	25.8	6.3	-47.2	2.0 18.6
TMC MTG INV	O-TMG	800	-1.54	0.00	JUN	0.04	0.41	115.8	64.0	10.3	0.0	NEG.	-2.6 0.3
GROUP AVERAGE		2017	8.68	0.36		0.46	5.04	4.2	4.9	11.1	7.2	-41.9	5.3 177.2

#NET CASH FLOW, SEE PAGE 6. *GROSS CASH FLOW. NEG.-NEGATIVE BOOK VALUE. VJ-IN BANKRUPTCY REORGANIZATION. ARROWS DENOTE NEW EARNINGS OR DIVIDEND REPORTS AND DIRECTION. ZEROES INDICATE LOSS OR NO EARNINGS FOR QUARTER SHOWN. EXTRAORDINARY GAINS NOT ANNUALIZED.

	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	ANN DIV*	-EARNINGS-- MON ANN*	LAST PRICE	% CHANGE MON AGO	FROM- JAN 1	P/E RATIO	ANN* YIELD	% PR TO BK	RETURN ON BK	MKT VA (MIL\$)	
SHORT-TERM MTG-INDEPENDENT														
BUILDERS INV	O-BULDS	2929	-2.77	0.00	JUN	0.69↑	0.88	27.5	131.6	1.3	0.0	NEG.	-24.9	2.6
CAPITAL MI	N-CMU	1675	0.42	0.00	JUN	0.40↑	1.13	39.5	-9.6	2.8	0.0	169.0	95.2	1.9
VJ CONTNTL MTG	O-CMI	20838	-3.47	0.00	DEC	0.92	0.11	22.2	266.7	0.1	0.0	NEG.	-26.5	2.3
VJ DOMINION M&R	O-DMRTS	639	-8.95	0.00	FEB	0.00	0.19	0.0	5.6	0.0	0.0	NEG.	0.0	0.1
VJ FIDELITY MI	O-FID	3046	-18.23	0.00	APR	0.33↑	0.25	-19.4	0.0	0.8	0.0	NEG.	-1.8	0.8
FIRST MTG IN	O-FMTGS	8495	-6.81	0.00	JAN	0.00	0.31	-18.4	24.0	0.0	0.0	NEG.	0.0	2.6
VJ GRT AMER M&I	O-GAA	4456	-11.84	0.00	APR	0.00	0.20	-20.0	-35.5	0.0	0.0	NEG.	0.0	0.9
GUARDIAN MI	O-GMI	3000	-11.48	0.00	MAY	0.31	0.30	-9.1	-78.3	1.0	0.0	NEG.	-2.7	0.9
HAMILTON INV	O-HAMTS	2095	5.43	0.00	JUN	0.00	1.25	-9.4	-16.7	0.0	0.0	-77.0	0.0	2.6
INSTITUTNAL	N-INV	6074	5.09	0.00	APR	0.00	1.75	7.4	-6.9	0.0	0.0	-65.6	0.0	10.6
MISSION INV	A-MIT	1812	4.85	0.00	MAY	0.00	1.63	18.1	0.0	0.0	0.0	-66.4	0.0	3.0
MTG INV WASH	O-MINVS	2146	5.76	0.00	MAR	0.00	4.00	52.1	60.0	0.0	0.0	-30.6	0.0	8.6
NATIONAL MTG	O-NMF	2353	-0.01	0.00	NOV	0.00	0.75	74.4	294.7	0.0	0.0	NEG.	0.0	1.8
REPUBLIC MI	N-RMI	2107	5.20	0.00	JUN	0.00	1.75	0.0	-12.5	0.0	0.0	-66.3	0.0	3.7
TEXAS FST MT	O-TFMRS	1055	7.81	0.00	JUN	0.00↓	2.63	-8.7	5.2	0.0	0.0	-66.3	0.0	2.8
TIERCO	O-GSR	1161	4.36	0.00	JUN	0.68↑	1.88	113.6	487.5	2.8	0.0	-56.9	15.6	2.2
UMET TRUST	N-UAT	2109	2.28	0.00	MAY	0.00	1.63	18.1	-27.6	0.0	0.0	-28.5	0.0	3.4
WESTERN MI	O-WMTGS	1002	6.82	0.00	MAY	0.00	2.63	-8.7	61.3	0.0	0.0	-61.4	0.0	2.6
GROUP AVERAGE		3722	-0.85	0.00		0.19	1.29	14.8	13.9	7.0	0.0	-249.7	-21.4	53.4
SHORT-TERM MTG-COMCL BANK														
AMER FLETCHR	A-AFM	1352	-0.49	0.00	APR	0.00	0.82	-12.8	-56.4	0.0	0.0	NEG.	0.0	1.1
BARNETT MTG	O-BMT	2174	-8.67	0.00	JUN	0.00	0.31	-18.4	-38.0	0.0	0.0	NEG.	0.0	0.7
CAMERON-BRW	N-CB	2016	7.78	0.00	JUN	0.00	1.88	0.0	7.4	0.0	0.0	-75.8	0.0	3.8
CHASE MAN MT	N-CMR	4886	-12.98	0.00	MAY	11.42↑	2.00	-6.1	-36.1	0.2	0.0	NEG.	-88.0	9.8
CITINATL DEV	O-CITI6	600	13.10	0.00	MAR	0.00	6.00	45.3	108.3	0.0	0.0	-54.2	0.0	3.6
CITIZENS MI	O-CZM	1421	-13.27	0.00	MAR	0.00	0.30	130.8	-11.8	0.0	0.0	NEG.	0.0	0.4
CITIZNS&SO RL	O-CZS	3829	-6.07	0.00	MAR	0.00	0.56	27.3	-70.2	0.0	0.0	NEG.	0.0	2.1
CONT ILL RLY	N-CIR	2797	0.12	0.00	JUN	0.00	2.13	6.5	-5.3	0.0	0.0	1675.0	0.0	6.0
FST COMMERCE	O-FCRNS	1008	11.51	0.00	MAR	0.00	5.50	10.0	29.4	0.0	0.0	-52.2	0.0	5.5
FST DENVR MI	O-FDENS	1621	0.76	0.00	JUN	0.00	2.25	0.0	200.0	0.0	0.0	196.1	0.0	3.6
FST PENN MT	N-FPM	2961	5.69	0.00	APR	0.00	1.63	0.0	-40.7	0.0	0.0	-71.4	0.0	4.8
FST WISCN MT	O-FWMTS	1910	5.76	0.00	MAR	0.00	1.88	-8.7	25.3	0.0	0.0	-67.4	0.0	3.6
INDEPEND MTG	O-INTGS	2500	-4.01	0.00	MAR	0.00	0.32	68.4	-15.8	0.0	0.0	NEG.	0.0	0.8
MARYLAND RLY	O-MDRTS	760	8.11	0.00	MAY	0.20	3.25	12.8	52.6	16.3	0.0	-59.9	2.5	2.5
TRI-SOUTH MI	O-TSI	2260	3.35	0.00	JUN	0.69	0.75	0.0	-45.7	1.1	0.0	-77.6	20.6	1.7
WACHOVIA RLY	N-WRI	3335	10.74	0.00	MAY	0.00	4.13	-2.8	0.0	0.0	0.0	-61.5	0.0	13.8
GROUP AVERAGE		2214	1.34	0.00		0.77	2.11	8.6	5.7	2.7	0.0	57.3	57.4	63.8
SHORT-TERM-MISC FNCL														
AMER CENTURY	N-ACT	2607	5.60	0.00	JUN	0.00	2.13	6.5	-5.3	0.0	0.0	-62.0	0.0	5.6
BENEF STD MI	N-BSM	1355	1.04	0.00	APR	0.00	1.63	-18.5	-23.5	0.0	0.0	56.7	0.0	2.2
CI MTG GROUP	O-CI	4812	-0.60	0.00	APR	0.00	0.44	76.0	-56.0	0.0	0.0	NEG.	0.0	2.1
HANOVER SQ R	A-HSQ	946	10.73	0.00	MAY	0.00	5.00	8.0	0.0	0.0	0.0	-53.4	0.0	4.7
IDS RLTY TR	N-IDR	2409	-17.91	0.00	APR	0.00	1.13	-3.4	79.4	0.0	0.0	NEG.	0.0	2.7
LMI INVSTORS	N-LWN	2009	3.39	0.00	JUN	0.64↑	1.00	13.6	25.0	1.6	0.0	-70.5	18.9	2.0
MTG TRUST AM	N-MT	3860	12.06	0.00	MAY	0.00	4.25	-10.5	-8.2	0.0	0.0	-64.8	0.0	16.4
NATIONWID RE	O-NRELS	1047	24.08	0.16↑	JUN	0.16↑	7.50 X	11.7	22.3	46.9	2.1	-68.9	0.7	7.9
GROUP AVERAGE		2381	4.80	0.02		0.10	2.89	3.1	2.3	28.9	0.7	-39.9	2.1	43.6
INTERMEDIATE-TERM MORTGAGES														
BARNET-WINST	O-BWITS	1663	-1.41	0.00	JUN	0.00	0.63	103.2	65.8	0.0	0.0	NEG.	0.0	1.0
DIVERSIFD MI	N-DMG	7327	5.51	0.00	JUN	0.17↑	1.13	20.2	-24.7	6.6	0.0	-79.5	3.1	8.3
FST NEWPORT	O-FNRS	2339	3.73	0.00	APR	3.30	1.38	-8.0	38.0	0.4	0.0	-63.0	88.5	3.2
FST VIRGINIA	O-FVM	1208	1.18	0.00	MAR	0.00	0.75	0.0	87.5	0.0	0.0	-36.4	0.0	0.9
RLTY REFUND	A-RRF	1309	18.59	2.36↓	JUL	2.36↓	22.25	11.3	13.3	9.4	10.6	19.7	12.7	29.1
SECURITY MT	A-SMO	6487	6.07	0.00	JUN	0.06↑	2.63	-8.7	5.2	43.8	0.0	-56.7	1.0	17.1
GROUP AVERAGE		3389	5.61	0.39		0.98	4.80	9.1	13.2	4.9	8.2	-14.6	17.5	59.6
LONG-TERM MTG & EQUITIES														
ATLANTA NATL	O-ATNAS	1260	9.44	0.00	MAY	0.00	3.63	-12.1	142.0	0.0	0.0	-61.5	0.0	4.6
BT MTG INVTR	N-BTM	2116	-2.70	0.00	JUN	0.00	1.75	0.0	-30.0	0.0	0.0	NEG.	0.0	3.7
CLEVERTRST RL	O-CTRS	2525	10.71	0.00	JUN	0.00	3.25	3.8	23.6	0.0	0.0	-69.7	0.0	8.2
CON GEN M&R#	N-CGM	5715	19.25	1.60←	JUN	1.93↑	21.00 X	5.0	9.1	10.9	7.6	9.1	10.0	120.0
COUSINS M&EQ	N-CUZ	3854	0.63	0.00	MAY	0.00	1.25	0.0	-37.5	0.0	0.0	98.4	0.0	4.8
EQUIT LF MTG	N-EQ	5631	23.71	2.20	JUL	2.40↑	26.25	0.5	-0.5	10.9	8.4	10.7	10.1	147.8
FIDELCO GROW	A-FGI	1580	9.04	0.00	MAY	0.00	1.75	7.4	-30.0	0.0	0.0	-80.6	0.0	2.8
FST MEMPHIS	O-FMEMS	1156	3.88	0.00	MAY	0.00	2.00	0.0	22.7	0.0	0.0	-48.5	0.0	2.3
GMR PROPERT	N-GMR	2210	3.69	0.00	MAY	0.00	2.00	-6.1	-11.1	0.0	0.0	-45.8	0.0	4.4
HNC MTG&RLY	O-HNCMS	2388	4.10	0.00	JUL	0.09↑	1.00	6.4	0.0	11.1	0.0	-75.6	2.2	2.4
HOSPITAL MTG	A-HMG	1178	22.74	0.60	MAY	0.44	9.50	4.1	43.3	21.6	6.3	-58.2	1.9	11.2
MASSMUT MTG	N-MML	4670	19.43	1.20	APR	1.20	14.25	0.8	0.8	11.9	8.4	-26.7	6.2	66.5
MONY MTG INV	N-MYM	8890	9.93	0.92	MAY	0.87↑	11.50	2.2	0.0	13.2	8.0	15.8	8.8	102.2
MTG GROWTH I	A-MTG	2652	10.74	0.48	MAY	0.20	6.00	4.3	9.1	30.0	8.0	-44.1	1.9	15.9
NOWSTRN FINC	O-NFINS	1510	14.30	0.00	JUN	0.00	4.38	6.1	59.3	0.0	0.0	-69.4	0.0	6.6
NOWSTRN MUTL	N-NML	4758	18.99	1.00	JUN	0.88	13.13	0.0	-1.9	14.9	7.6	-30.9	4.6	62.5
PACIFIC STHN	O-PSMTS	800	11.92	0.48↓	JUN	0.52↑	7.25 X	9.2	28.8	13.9	6.6	-39.2	4.4	5.8
PNB MTG& RL#	N-PNI	2437	18.55	0.72↑	JUN	1.00↑	10.63 X	18.4	14.9	10.6	6.8	-42.7	5.4	25.9
RAM PACIFIC	O-RPACS	1890	18.05	1.12	MAY	1.08	12.75	9.6	22.8	11.8	8.8	-29.4	6.0	24.1
STATE MUTUAL	O-SMU	2786	-1.78	0.00	JUN	0.00	2.50	7.3	81.2	0.0	0.0	NEG.	0.0	7.0
UNITED RLTY	A-URT	3610	17.58	0.76	MAY	0.76	9.13	-1.3	7.4	12.0	8.3	-48.1	4.3	33.0
GROUP AVERAGE		3029	11.53	0.53		0.54	7.85	4.6	9.4	14.5	6.7	-31.9	4.7	661.7

CONVERTIBLE DEBENTURES

DEBENTURE	EX	MAT	INT (%)	CONV AT	RECENT PRICE	YIELD (%)	% CHNG
AMER CENTURY	AS	'90	7.00	21.00	67.13	10.4	8.0
AMER CENTY'B	NY	'91	6.75	28.00	65.25	10.3	4.8
AMER REALTY	OC	'84	7.00	10.40	48.00	14.6	14.3
BAIRD&WARNER	OC	'91	6.75	21.00	64.00	10.5	-1.4
BANKAMERICA	OC	'90	6.75	21.00	84.00	8.0	1.2
BENEF STD MI	AS	'91	6.50	27.75	53.75	12.1	2.6
CAPITAL MTG	OC	'91	6.50	33.00	43.00	15.1	4.9
CHASE MANHTN	NY	'96	6.50	55.00	55.75	11.7	-7.6
COLWELL MTG	OC	'91	6.50	29.38	30.50	21.3	27.1
CONN GENERAL	NY	'96	6.00	32.50	80.00	7.5	11.7
CONTINL MTG	OC	'90	6.25	19.79	9.00	VJ	0.0
EQUITBL LF M	NY	'90	6.75	26.25	95.25	7.1	0.0
FIDELITY MI	OC	'85	7.75	21.25	12.00	VJ	50.0
FIRST PENN M	OC	'91	6.75	26.00	47.00	14.4	-5.9
FIRST UNION	NY	'91	7.00	13.00	96.00	7.3	3.2
FRANKLIN RLY	AS	'89	7.00	10.00	79.25	8.8	5.5
FST NEWPORT	OC	'91	6.75	27.50	40.00	16.9	14.3
GRT AMER MI	OC	'91	7.00	35.50	7.25	VJ	3.6
HANOVER SQ R	AS	'92	7.25	21.00	73.00	9.9	4.3
HEITMAN MTG	AS	'92	7.50	14.70	64.88	11.6	-0.1
HNC MTG	OC	'91	6.75	21.00	47.00	14.4	0.0
HOTEL INVSTR	OC	'90	7.75	21.00	81.00	9.6	3.2
HOTEL INVTRS	OC	'91	7.50	25.25	77.00	9.7	3.4
LINCOLN MTG	OC	'90	8.00	11.00	40.00	20.0	-2.3
MASSMUTL MTG	NY	'90	6.75	21.00	83.00	8.1	1.2
MASSMUTUAL M	NY	'91	6.25	33.50	77.50	8.1	0.0
MIDLAND MTG	OC	'86	7.00	16.67	38.00	18.4	2.7
MONY MTG IN	NY	'90	7.00	11.00	99.00	7.1	2.1
MTG INV WASH	OC	'90	8.00	15.00	55.00	14.5	10.0
NATIONAL MTG	OC	'91	7.00	12.00	19.00	36.8	137.5
NJB PRIME	OC	'91	6.75	21.00	15.00	45.0	-21.0
NOWSTRN MUTL	NY	'91	6.00	21.00	78.00	7.7	-2.9
RAM PACIFIC	OC	'91	6.75	21.00	74.00	9.1	0.0
REALTY INCOM	AS	'91	8.00	18.00	84.75	9.4	1.3
REPUBLIC MI	NY	'90	9.00	19.00	85.13	10.6	5.6
SAUL (BF) RL	OC	'91	6.50	23.00	58.25	11.2	-0.3
SAUL(BF) REI	OC	'90	8.00	15.50	72.75	11.0	-0.2
STATE MUTUAL	OC	'91	6.75	21.00	42.00	16.1	-2.2
SUTRO MIT	NY	'82	6.75	20.00	83.00	8.1	0.0
SUTRO MTG	AS	'91	6.75	20.00	75.50	8.9	3.4
TRI-SOUTH MI	OC	'92	7.00	29.50	24.00	29.2	-3.9
US BANCORP	AS	'92	7.00	26.25	75.25	9.3	1.7
US REALTY IN	NY	'89	5.75	20.20	60.00	9.6	3.4

WARRANTS

NAME	EXCH/ SYMBOL	EXP DATE	OUT (000)	EXER PRICE	NO. SH.	WTS PRICE	STK PRICE	CONV PREM	% CHG	MKT VA (MILS)
AMER CENTURY	A-ACTW	6/78	897	23.00	1.0	0.05	2.13	982.2	0.0	0.0
ATICO MTG IN	A-ACOW	12/79	563	15.00	1.0	0.31	1.88	714.4	0.0	0.2
BARNES MTG	O-BARNW	12/82	1910	20.00	1.0	0.13	2.88	599.0	0.0	0.2
BENEF STD MT	A-BSMW	7/80	554	20.00	1.0	0.25	1.63	1142.3	31.6	0.1
BRT RLTY TR	A-BRTW	11/77	1400	10.00	1.0	0.02	0.88	1038.6	0.0	0.0
CAPITAL MTG	O-CMORW	11/79	471	20.00	1.0	0.03	0.81	2372.8	0.0	0.0
FIRST UNION	O-FUREW	12/77	600	12.75	1.0	0.31	12.63	3.4	24.0	0.2
FLATLEY RLTY	O-FLTLW	5/78	1000	10.00	1.0	0.06	3.13	221.4	0.0	0.1
JMB REALTY	O-JMBRW	8/77	510	20.00	1.0	0.50	15.50	32.3	31.6	0.3
M&T MTG INV	O-MTMIZ	8/80	747	13.00	1.0	0.31	10.25	29.9	0.0	0.2
MISSION INV	A-MITW	12/77	604	16.50	1.0	0.02	1.63	913.5	0.0	0.0
MTG INV WASH	O-MINWV	3/80	931	15.00	1.0	0.25	4.00	281.3	31.6	0.2
NATIONWID RE	O-NRELW	1/81	652	32.00	1.0	0.08	7.50	327.7	60.0	0.1
NORTH AM MTG	A-NAMW	3/79	710	31.13	1.0	0.06	3.25	859.7	-53.7	0.0
NOWSTRN FINC	O-NFINW	1/78	1510	18.06	1.1	0.10	4.38	314.4	233.3	0.2
PNB MTG&RLTY	A-PNIW	12/77	1220	20.00	1.0	0.03	10.63	88.4	0.0	0.0
REPUBLIC MI	A-RMIW	6/79	1064	20.00	1.0	0.09	1.75	1048.0	-30.7	0.1
SAN FRAN REI	A-SFIW	12/80	1348	25.00	1.0	0.63	12.88	99.0	12.5	0.8
SECURITY MT*	A-SMOW	5/79	3117	16.00	1.0	0.31	2.63	520.2	93.8	1.0
SUTRO MIT(B)	A-SUTW	6/82	700	20.00	1.0	0.69	8.00	158.6	38.0	0.5
SUTRO MTG IN	O-SUTR5	4/78	299	22.00	1.0	0.05	8.00	175.6	0.0	0.0
UNITED RLTY	A-URTW	12/79	3610	20.00	1.0	0.25	9.13	121.8	0.0	0.9

*DEBENTURES USABLE IN LIEU OF CASH

CITIZENS & SOUTHERN REALTY 300,000 warrants at 80% of market price 30 days prior to 10/15/77. Priced \$3.00 bid and share 56¢ bid. 6 3/4% debentures usable at par.

HOW TO USE COMPARATIVE TRUST STATISTICS

These data are designed to facilitate comparison of relative efficiency of real estate investment trust managements with available funds. Readers should note that historical data are used and thus no earnings or dividend projections or estimates are included. Investors are advised to consider carefully the following distinctive characteristics of REITs compared with other industrial or financial securities:

Annualized Dividend and Yield: Most REITs do not pay a posted quarterly dividend rate but instead pay their approximate earnings (or net cash flow, if appropriate) for the quarter. They follow this practice because REITs are required to pay at least 90% of earnings to shareholders in order to qualify for exemption from Federal income taxes. This practice means that dividends paid by most REITs will vary much more from quarter to quarter than industrial securities. This possibility for quarterly variations gives REIT shares higher risk because earnings do not provide a safety margin of coverage for the dividend as they do for industrial stocks. The outlook and stability of dividends are thus key factors in our RELATIVE APPEAL RANKINGS. The "Annualized Dividend" column is the latest quarterly payout annualized by multiplying by four, and adjusted for any capital gains or other special dividend payments. Special dividends, marked "S", are paid to maintain tax exemption but are not expected to be continued in subsequent quarters. Because of these possible variations, annualized dividends and yield are not to be considered in any way as posted or guaranteed yields.

Annualized Earnings and Price/Earnings Ratio: For mortgage trusts, latest quarter earnings are multiplied by four. Zeroes indicate losses or no earnings for the quarter indicated. Losses per share are shown in RELATIVE APPEAL RANKINGS. For equity trusts, annualized net cash flow as calculated by Audit Investment Research, Inc. is used in place of earnings as the best single measure of results. Net cash flow is defined as net income plus depreciation minus mortgage amortization. The symbol "\$" indicates cash flow in the earnings column. For a few trusts, gross cash flow (i.e., net income plus depreciation) is used, denoted by "\$". Cash flow derived from amortization of debt discount is denoted by "@". The price/earnings ratio relates current price to the most appropriate earnings result. Both earnings (EPS) and net cash flow (CFS) per share for equity trusts for current periods are shown in RELATIVE APPEAL RANKINGS.

Shares: The number of shares outstanding, in thousands, is the number issued as of the latest balance sheet and is not adjusted for any potential conversion of debentures or exercise of warrants. Book value per share is essentially net tangible worth per share. The number does not reflect any changes in asset values through appreciation or abnormal depreciation of assets, nor any potential increase from possible conversion of debentures. Realized and estimated investment losses, as determined by management's provision for possible losses, are deducted from book value under AICPA rules. Audit also deducts intangible debt discount and expense costs from book value.

Trusts are grouped into nine categories under three major groupings to facilitate comparison. The category used for each trust is shown in RELATIVE APPEAL RANKINGS. **Equity and combination** groups include **Equity** trusts with over 80% of invested assets in direct ownership of completed income producing properties; **Equity & Mortgage combination** which balance investments between equity ownership and mortgages; and **Subordinated Land** trusts, investing primarily in ownership of land beneath income producing properties and leased to building operators.

Short-term mortgage groups invest primarily in mortgages under three years maturity, mainly construction, land development and other interim loans. They are grouped by sponsorship as follows: **Mortgage banker; Independent; Commercial bank; and Miscellaneous financial institutions.**

Intermediate & long-term mortgage groups are classed as intermediate-term for those whose predominant holdings mature in three to 10 years; and **long-term** for those with loans maturing in over 10 years, and generally with some equity investments.

NEW EARNINGS REPORTS

Trust-Period ending	----Latest qtr.----		---Earn./Share---		--% Chng. from--	
	Th. \$	EPS	Prev.qtr.	Yr.ago	Prev.qtr.	Yr.ago
Quarterly results						
Amer. Century Mtg.-June...	\$d 464	\$d0.18	\$d0.18	\$d0.70	0	NC+
Amer. Realty Tr.-June.....	d 203	d0.09	d0.19	d0.76	NC+	NC+
API Trust-June.....	27	0.03	d0.37	0.49a	NC+	-94%
BankAmerica Rlty.-July....	605	0.17	0.12	0.03	+42%	+467
Barnes Mtg.-June.....	d 580b	d0.30b	d0.25b	d0.60	NC-	NC+
Barnett-Winston Inv.-June.	d1,761	d1.06	d0.55b	d0.73b	NC-	NC-
BRT Realty Tr.-May.....	d2,061	d1.47	d0.09	d0.35	NC-	NC-
Bay Colony Prop.-May.....	d1,062	d0.36	d0.42c	d1.15	NC	NC+
BT Mortgage Inv.-June.....	d 550	d0.26	d0.21	d0.51	NC-	NC+
Builders Inv. Gr.-June....	2,000b	0.69b	d4.38	d0.09	NC+	NC-
Cameron-Brown Inv.-June...	d1,189	d0.59	d0.52	d0.75	NC-	NC+
Capital Mtg. Inv.-June....	674b	0.40	d0.79b	0.43	NC+	- 7
Chase Man. Trust-May.....	55,777b	11.42b	d1.34b	d0.74b	NC+	NC+
CleveTrust Realty-June....	d 493	d0.20	d0.14	d0.14	NC-	NC-
Colwell Mtg.-June.....	d1,071	d0.55	d0.00	d0.56	NC-	NC+
Consol. Capital Rl.-May...	d 180	d0.09	d0.24	0.13	NC+	NC+
Cont. Ill. Realty-June....	d 2	d0.00	d0.08	d0.07	NC+	NC+
Diversified Mtg.-June.....	1,263b	0.17b	d0.39	d1.09	NC+	NC+
Equitable Lf. Mtg.-July....	3,365	0.60	0.59	0.51	+ 2	+18
Federal Realty-June.....	387	0.29	0.30	0.26	- 3	+12
Florida Gulf Rlty.-July...	149	0.15	0.17	0.13	-12	+15
General Growth Prop.-June.	1,798	0.29	0.33a	0.27	-12	+ 7
Gould Inv. Tr.-June.....	136a	0.12a	0.30a	0.33a	-60	-64
Heitman Mtg. Inv.-June....	d 349	d0.11	d0.01	0.14b	NC-	NC-
HNC Mtg. & Rlty.-July.....	220b	0.09b	0.08b	d0.28	+13	NC+
Hubbard Real Estate-July..	1,454	0.36	0.35	0.33	+ 3	+ 9
Lomas & Net. Mtg.-June....	1,284	0.35	d3.77	0.20	NC+	+75
LMI Investors-June.....	p1,300	p0.64	d0.32	d2.59	NC+	NC+
Midland Mtg. Inv.-June....	d2,437b	d1.03b	d0.12b	d2.09b	NC-	NC+
Nationwide RE-June.....	46	0.04	0.03	0.03	+25	+25
Northwstrn. Fin.-June.....	d 3	d0.00	d0.11	d0.39	NC+	NC+
North Amer. Mtg.-June.....	d4,575	d1.04	d0.32	d0.08	NC-	NC-
Pacific So. Mtg.-June.....	101	0.13	0.11	0.15	+18	-13
PNB Mtg. & Rl.-June.....	530	0.22	0.13	0.13	+69	+69
Plaza Realty-March.....	d 206	d0.19	d1.53	d0.27	NC+	NC+
Property Capital-July.....	619	0.30	0.30	0.30	0	0
Property Tr. Amer.-June...	175	0.07	0.01	0.01	+600	+600
Realty ReFund-July.....	701	0.59	0.60	0.53	- 2	+11
Republic Mtg.-June.....	d 674	d0.32	d0.20	d0.85	NC-	NC+
San Francisco RE-June.....	176	0.13	0.20	d0.02	-35	NC+
Saul (B.F.) REIT-June.....	d1,781	d0.30	d0.42	d0.62	NC+	NC+
Security Mtg.-June.....	396e	0.06e	d0.03	d0.20	NC+	NC+
State Mutual Inv.-June....	d 437	d0.16	d1.02	d0.59	NC+	NC+
Sutro Mtg. Inv.-June.....	430a	0.19a	0.08	0.08	+138	+138
Texas First Mtg.-June.....	d 306	d0.29	0.17b	d0.01	NC-	NC-
TIERCO-June.....	795b	0.68ab	d0.10	d0.28	NC+	NC+
U.S. Realty-June.....	124a	0.04a	d0.12	d0.48	NC+	NC+
Virginia REIT-June.....	111	0.09	0.06	0.09	+50	0
Washington REIT-June.....	2,200a	1.48a	0.38	0.43	+ 5f	- 7f
Wells Fargo Mtg.-June.....	1,108a	0.28a	0.29	0.14	- 3	+100

Annual results

Amer. Century Mtg.-June...	d2,350b	d0.90	--	d3.11	--	NC+
Bay Colony Prop.-May.....	d1,212	d0.41	--	d4.90	--	NC+
Chase Man. Trust-May.....	57,400b	11.75b	--	d2.99b	--	NC+
LMI Investors-June.....	7,600b	3.79b	--	d8.66	--	NC+
Lomas & Net. Mtg.-June....	d11,096	d3.00	--	1.16	--	NC-
Midland Mtg.-June.....	d5,107b	d2.14b	--	d4.91	--	NC+
Property Capital-July.....	2,485	1.20	--	1.19	--	+ 1%
Texas First Mtg.-June.....	761b	0.72b	--	d2.49	--	NC+
Wells Fargo Mtg.-June.....	3,722a	0.95a	--	0.37	--	+167

(See footnotes on page 8)

Earnings trends - continued from Page 2

of all extraordinary items. The earnings trend for the 50 trusts issuing new earnings reports shows the operating deficit has been more than halved over the past year while extraordinary items are up sharply, putting the trusts into the black. Totals:

	<u>Latest quarter</u>	<u>Year-ago quarter</u>	<u>% Change</u>
Operating loss after reserve additions..	(\$29.9) mil.	(\$65.8) mil.	-55%
Gains on swaps, restructuring, sales.....	87.4 "	30.0 "	+191
NET INCOME (LOSS).....	\$57.6 "	(\$35.8) "	NC

Net income and extraordinary gains totals are influenced by Chase Manhattan Trust's \$55.8 million income in the May quarter that included \$65.6 million gains from asset swaps and debt restructuring. CMR had a \$9.8 million, or \$2.01/sh., operating loss for the May quarter that included a \$7 million addition to the loss reserve. The additions plus likely losses in August and November quarters mean CMR isn't likely to achieve the \$7.5 million positive net worth its banks want by Jan. 31, 1978, regardless of outcome of the current exchange offer. About 35% of subordinated debt has been exchanged for a new 11-5/8% convertible and the offer has been extended to Aug. 30. CMR results continue to be weighed by Palmas del Mar resort in Puerto Rico; a Panamanian company has taken an option to acquire the project in stages over 10 years.

Other significant results: PNB Mtg. & Realty net of 22¢/sh. jumped 69% from both the previous and year-ago quarters, ending a long holding pattern. A \$1.95 million loan became earning again and net interest income was up. General Growth Props. operating earnings were up 7% from year-ago levels after absorbing a 6% gain in shares outstanding. EPS was down from the prior quarter, which benefitted by a 5¢ capital gain. A new financing cut EPS and net cash flow by about 3¢/sh., accounting for the month's 10% share price drop. Equitable Life Mtg. earnings of 60¢ for July were up 2% from the prior quarter and 18% from 1976; gross spread narrowed but \$1.4 million of loans were restored to earning status.

Continental Illinois Realty was essentially breakeven with a new low interest rate. BankAmerica Realty's July quarter was up sharply and the shares rose 11.6%. San Francisco RE earnings of 13¢ were down 35% from the previous quarter but recent sales of nonearning assets and paydown of bank debt were positive factors. Barnett Winston Inv.'s loss widened but asset swaps and sales will net about \$2.21/sh. in the Sept. quarter. North American Mtg. and BRT Realty both widened losses. See Page 7 for a complete tally and comparison of all new earnings reports this month.

Footnotes to table on p. 7

NC-Percentage change not calculated because of loss in one or more quarters. Direction of change indicated by NC+ (loss is smaller) and NC- (loss is larger).

Quarterly earnings

a-Per share gains on sales or exchanges of property: API, 21¢ in year-ago qtr.; General Growth, 5¢ in prev. qtr.; Gould, 18¢ in prev. qtr. and 5¢ in year-ago qtr.; Sutro, 18¢ gain and 3¢ taxes in latest qtr.; TIERCO, 10¢ gain in latest qtr.; Washington, \$1.08 in latest qtr.; U.S. Rlty., 10¢ in latest qtr.; Wells Fargo, 6¢ in latest qtr.

b-Per share gains on asset swaps or debt restructuring: Barnes, 3¢ in latest qtr. and 18¢ in prev. qtr.; Builders, \$2.93 in latest qtr. and \$2.04 in year-ago qtr.; Capital, 35¢ in latest qtr., 64¢ in prev. qtr. and \$1.68 in year-ago qtr.; Chase Trust, \$13.43 in latest qtr., 28¢ in prev. qtr., \$3.14 in year-ago qtr.; Diversified, 69¢ in latest qtr., 11¢ in prev. qtr., and 33¢ in year-ago qtr.; HNC, 24¢ in latest qtr. and 71¢ in prev. qtr.; Midland, 35¢ in latest, \$1.03 in prev. and 15¢ in year-ago; Republic, 7¢ in year-ago; TIERCO, 16¢ in latest; Texas First, 14¢ in prev. qtr.

c-Credit to reserve of 32¢ (Bay Colony). d-Deficit.

e-Credit from debt extinguishment, 13¢ in latest qtr. (Security).

Annual earnings

a-Per share gains on property sales and other items, annually: Wells Fargo Mtg., 6¢ gain on sales and interest recovery in FY 1977.

b-Per share gains on asset swaps or debt restructuring: American Century, 49¢ in FY 1977; Bay Colony, 32¢ in FY 1977; Chase Manhattan, \$15.45 in FY 1977 and \$3.13 in FY 1976; LMI Inv., \$5.82 in FY 1977; Midland Mtg., \$1.82 and 20¢ in FY 1977 and 1976; Texas First, 98¢.